

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development) (**Plan 1**).

- 1.2 The application intends to facilitate the relocation of business premises, which will be affected by government development projects. As such, the approval of the application can facilitate relocation of the affected warehouse business prior to land resumption, thereby minimize the impact on the implementation programme of government development projects.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area ("OU(CDWRA)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. According to the Notes of the OZP, 'warehouse' is not a column 1 nor a column 2 use within the "OU(CDWRA)" zone, which requires planning permission from the Board (**Plan 2**).

- 2.2 Although the Site currently falls within area zoned "OU(CDWRA)", the Site has been occupied by brownfield development (i.e. open storage use) since the early-1990s. As 'open storage' would likely create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse environmental impacts by erecting of boundary fencing and enclosed structures for storage use, so that adverse environmental impacts by the proposed development to the surrounding area would be minimal.

- 2.3 The proposed development with low-rise structures is also considered not incompatible with surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, logistics centres and open storage yards etc. Given that the proposed development is temporary in nature, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "OU(CDWRA)" zone and would better utilize previous land resources in the New Territories.

2.4 Similar applications (Nos. A/YL-NSW/107 & 178) for the same applied use had been approved by the Board on a temporary basis for a period of 3 years within the same “OU(CDWRA)” zone in the vicinity of the Site. Despite the applied use is not in line with the planning intention of “OU(CDWRA)” zone, the special background of the application should be considered on its individual merit, of which the approval of the application would not set an undesirable precedent for the “OU(CDWRA)” zone.

3) Development Proposal

3.1 The Site occupied an area of 12,980 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. 2 nos. of temporary structures are proposed for warehouse (excl. D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total gross floor area (GFA) of 19,974 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 8 nos. of staff. As the Site is for ‘warehouse’ with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	12,980 m ² (about)
Covered Area	10,052 m ² (about)
Uncovered Area	2,928 m ² (about)
Plot Ratio	1.5 (about)
Site Coverage	77% (about)
No. of Structure	2
Total GFA	19,974 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	19,974 m ² (about)
Building Height	7 m to 11 m (about)
No. of Storey	1 to 2

3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving, where the existing levels range from approximately +3.8 mPD to +4.2 mPD (**Plan 5**). The filling of land is intended to

facilitate a flat surface for manoeuvring of vehicle and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development.

- 3.4 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**). A total of 10 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	6
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	4

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. Delivery operations will only be conducted during non-peak hours i.e. between 10:00 and 18:00. As the trip generated/attracted by the proposed development is expected to be minimal, adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	2	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	2	7
Average trip per hour (10:00 – 18:00)	0	0	2	2	4

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval

period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals after obtaining planning permission from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

Tai Wah Development Consultants Limited

January 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land/pond at the Site
Plan 6	Swept path analysis